

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Everland DC, LLC
2653 Bruce B Downs Blvd, Suite 108-225
Wesley Chapel, FL 33544

2018-007048

Klamath County, Oregon

06/12/2018 09:09:00 AM

Fee: \$92.00

WARRANTY DEED

THE GRANTOR(S),

- Melissa A. Simpson and Karen S. Newmyer (joint tenancy), 117 Bernal Road, Ste. 70-628
San Jose, CA 95119,

for and in consideration of: Two Thousand, Four Hundred Dollars and other good and
valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Everland DC, LLC a Florida Limited Liability Company,
the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel ID

Recorder:Legal Description

Lot 43, Block 6, Oregon Pines, according to the official
R-3511-016A0-03500-000 plate thereof On file in the of the County Clerk of Klamath
County, Oregon.

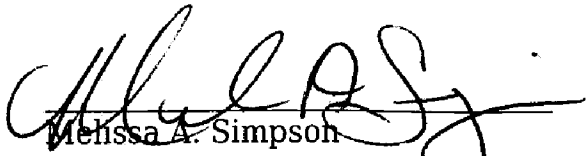
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has
good right to sell and convey the same; and that Grantor, his heirs, executors and
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns
against all lawful claims whatsoever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING
FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,
OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE
CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING
TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS
92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO
DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS
DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING

PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.


Grantor Signatures:

DATED: 6-7-2018


Melissa A. Simpson
117 Bernal Road, Ste. 70-628 San Jose,
CA 95119

Grantor Signatures:

DATED: 6/7/18


Karen S. Newmyer
117 Bernal Road, Ste. 70-628 San Jose,
CA 95119

STATE OF California
COUNTY OF San Mateo ss:

This instrument was acknowledged before me on this ____ day of _____, ____
by Melissa A. Simpson and Karen S. Newmyer (joint tenancy).

See Attached
Notary Public
Signature of person taking acknowledgment

Title (and Rank)

My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

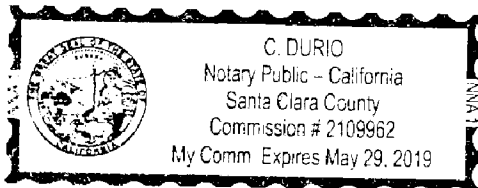
State of California

County of Santa Clara

On June 7, 2018 before me, C. Durio, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Melissa A. Simpson & Karen S. Newmyer
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature C. Durio
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: warranty deed

Document Date: 6/7/18 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____